

**WEST HARTFORD PLAN AND ZONING COMMISSION
PUBLIC NOTICE**

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at the Regular Meeting on Monday, February 3, 2014 took the following actions:

INLAND WETLAND MAP AMENDMENT APPROVED:

East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street) – Application (IWW #991) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 4, 2013. Required public hearing scheduled for December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing closed on January 6, 2014 and decision tabled to January 22, 2014. Tabled to February 3, 2014. Inland Wetland Map Amendment approved on February 3, 2014.)

INLAND WETLANDS AND WATERCOURSES PERMIT DENIED:

East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street) – Application (IWW #992) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant is proposing a twelve (12) lot subdivision on a 5.53 acre parcel of land and associated site improvements. (Submitted for IWWA receipt on November 4, 2013. Determined to be potentially significant and set for public hearing on December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing opened and continued to January 22, 2014. Public hearing continued to February 3, 2014. Inland Wetlands and Watercourses Permit denied on February 3, 2014.)

SUBDIVISION APPLICATION DENIED:

East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street) - Application (SUB #291) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of a twelve (12) lot residential subdivision on 5.53 acres of land located in an R-10 single family zone. The applicant is requesting a waiver to the sidewalk requirement as required by Section A 184-24 of the West Hartford Subdivision Regulations. (Submitted for TPZ receipt on November 4, 2013. Required public hearing scheduled for December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing opened and continued to January 22, 2014. Public hearing continued to February 3, 2014. Subdivision application denied on February 3, 2014.)

SPECIAL USE PERMIT APPROVED WITH CONDITIONS:

160 South Street – Application (SUP #1247) of the Masonic Building Association of West Hartford Connecticut, LLC (Justin Duffy, Contact) seeking a Special Use Permit to convert the existing building into a Masonic Temple and meeting facility for Wyllys-St. John's Lodge 4 A.F. & A.M. Proposed site improvements include façade changes, additional landscaping elements, lighting and handicapped accessibility. (Submitted for TPZ receipt

on January 6, 2014. Required public hearing scheduled for February 3, 2014. Special Use Permit granted with conditions on February 3, 2014.)

The final approved plans and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is February 21, 2014.

Kevin Ahern, Chairman TPZ/IWWA
Todd Dumais, TPZ/IWW Administrative Officer

Dated this the 4th day of February 2014.

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